

€447,300 Apartment - Sold

## New build 3 Bedroom apartment with 72m<sup>2</sup> terrace for sale in west-malaga, Málaga

Spain » Málaga » West Malaga » 29620

**3** Bedrooms    **2** Bathrooms    **146m<sup>2</sup>** Floorplan    **72m<sup>2</sup>** Terrace



Contact us today for more information or to arrange a viewing

+34 952 643 015 • malaga@lucasfox.es • lucasfox.com • Paseo Marítimo Pablo Ruiz Picasso, 5, Málaga, Spain

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Bedrooms	Bathrooms	Floorplan	Terrace

### OVERVIEW

## Unparalleled new build 3-bedroom apartment with terrace, sea views for sale just 6 minutes walk from the beach in Torremolinos, Costa del Sol.

Lucas Fox presents Balcón de Montemar, an exclusive new build development located in Torremolinos, just six minutes walk from the beach and with views of the Mediterranean.

The property has been meticulously designed to offer functional and spacious spaces, with abundant natural light and a contemporary style. It has open-plan rooms, such as the living-dining room with the American-style kitchen that maximizes space. In addition, it has large floor-to-ceiling windows that, in addition to allowing in abundant natural light, give access to the terrace with incredible views of the sea.

This apartment on the first floor has clearly differentiated day and night areas. The day area, with the living-dining room and kitchen, has access to a large terrace, with a chill-out area, exterior dining room and solarium area. The night area offers a double bedroom, a single bedroom, a bathroom and the main bedroom, with its private bathroom, dressing room and access to the terrace.

The property is completed with a garage space and a storage room included in the price, a luxury.

Among its qualities, we can highlight the imitation wood laminate floors throughout the property, with the exception of the bathrooms and kitchen, with porcelain stoneware floors, armored security door, built-in wardrobes and concierge for access control. For greater comfort, it has aluminum carpentry with double glazing and thermal and acoustic insulation and an air conditioning system with ducted air conditioning powered by aerothermics energy, which in turn serves to produce domestic hot water. Finally, the kitchen and bathrooms come fully equipped; The kitchen includes Silestone brand countertops, appliances and furniture.

Every aspect of this development has been conceived with the well-being and comfort of its residents in mind. In this way, community areas are offered for your enjoyment, such as the swimming pool, green areas, a playground and a versatile multipurpose room.

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Sea views, Mountain views, Terrace, Swimming Pool, Private garage, Gym, Lift, Natural light, High ceilings, Parking, Modernist building, Walk-in wardrobe, Views, Transport nearby, Storage room, Security, Playground, Pet-friendly, Open kitchen, New build, Near international schools, Heating, Gated Community, Equipped Kitchen, Double glazing, City views, Built-in wardrobes, Air conditioning



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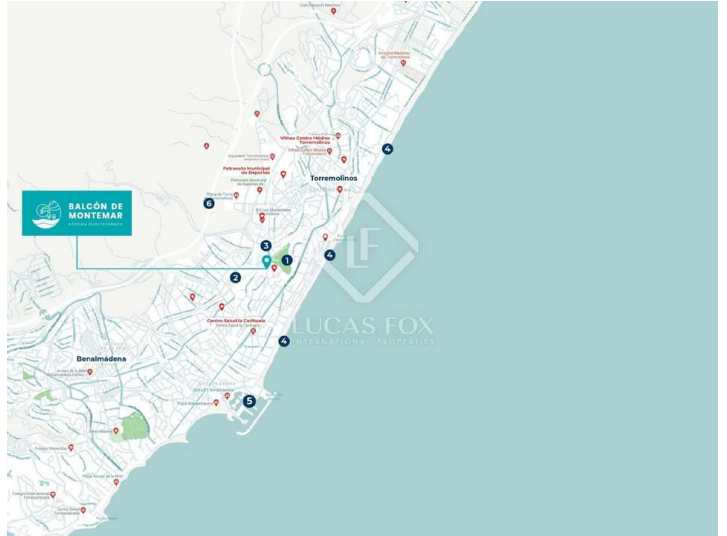
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**BALCÓN DE MONTEMAR**  
DESPIRA MEDITERRANEA

BLOQUE 3 PLANTA PRIMERA

VIVIENDA 8	PLANTA DISTRIBUCIÓN
TOTAL SUP. ÚTIL VIVIENDA SEGUN BOJA	85,99 m
SUP. CONSTRUIDA	94,42 m
SUP. P.P. Z. COMUNES	13,26 m
TOTAL SUP. CONSTRUIDA SEGUN BOJA	107,67 m
SUPERFICIE TERRAZA	72,14 m
TOTAL	179,81 m



\*NOTA: Este documento (planos, se corte gráfico como los datos reflejados en superficie) tienen carácter meramente orientativo, así como toda la información en este documento en la documentación técnica de la promoción. Todo el mobiliario que se muestra en este plano se ha incluido a efectos meramente orientativos y decorativos. Los datos reflejados en superficie, distribución y hitos son aproximados y pueden sufrir variaciones como consecuencia de exigencias constructivas, jurídicas, técnicas o de ejecución de proyecto.

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